

11790

VC-2198/13

1-11185/13



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

N 258447

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Register-(II)
Alipore, South 24 parganas

Others - 12

①

THIS DEED OF CONVEYANCE is made this the ^{26th} day of ~~December~~ Two Thousand Thirteen

BETWEEN

MERLIN TF LAKEVIEW, a Partnership Firm, registered under the Partnership Act, 1932 and having its Office at 79, Shambhunath Pandit Street, Kolkata-700 020, hereinafter referred to as the "VENDOR" (which term or expression shall, unless excluded by or repugnant to the context include its successor or successors and assigns) of the FIRST PART

A N D

No 74258 10 DEC 2012
SOLD TO - ~~BAPU DAS~~
OF - ~~Advocate~~
Alipore Police Court
Kolkata-700022
VALUE Rs. ONE HUNDRED
LICENCED STAMP VENDOR
20, METAJI SUBHAS ROAD, ERM-1

Handwritten signature
FUMQ-IMPRESSIO
DISPENSED WITH.

MERLIN TF LAKEVIEW

S.S.E.-PM

Handwritten signature
Authorized Signatory

DILIP CHOUDHARY

Handwritten
NET-1-7446

SIGNET MEDIA SERVICE PVT. LTD.

Handwritten signature
Director

(MOUMITA DAS)



Handwritten signature
District Sub-Registrar-III
Alipore, South 24-Parganas
26 DEC 2012

Handwritten
P.F.C

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 7356 to 7375
being No 11185 for the year 2013.



(Rajendra Prasad Upadhyay) 30-December-2013
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal District Sub-Registrar-III
Alipore, South 24-Parganas





Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 11185 of 2013
(Serial No. 11790 of 2013 and Query No. 1603L000022199 of 2013)

On 26/12/2013

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 16.30 hrs on 26/12/2013, at the Private residence by Dilip Choudhary, one of the Executants.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 26/12/2013 by

1. Dilip Choudhary
Authorised Signatory, Merlin T F Lakeview, 79, Shambhunath Pandit Street, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
By Profession : Business
 2. Jagdish Prasad Agarwal
Authorised Signatory, Merlin T F Lake View, 79, Shambhunath Pandit Street, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
By Profession : Business
 3. Jagdish Prasad Agarwal
Director, Terra Firma Investments & Trading Pvt. Ltd., Warden House, 340, J. J. Road, Mumbai (Bombay), District:-Mumbai, MAHARASHTRA, India, Pin :-400008.
By Profession : Business
 4. Moumita Das
Director, Signet Media Service Pvt Ltd., Sutham Plaza, 100/2, B. T. Road, 1st Floor, Room No. 4, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700030.
By Profession : Business
- Identified By Saroj Kr. Ram, son of A. K. Ram, Alipore Police Court, Kolkata, Thana:-Alipore, P.O. :-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Business.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 27/12/2013

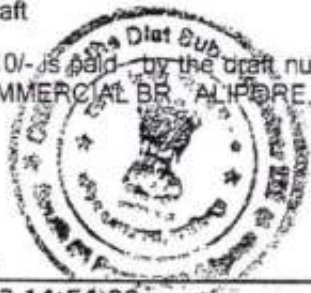
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

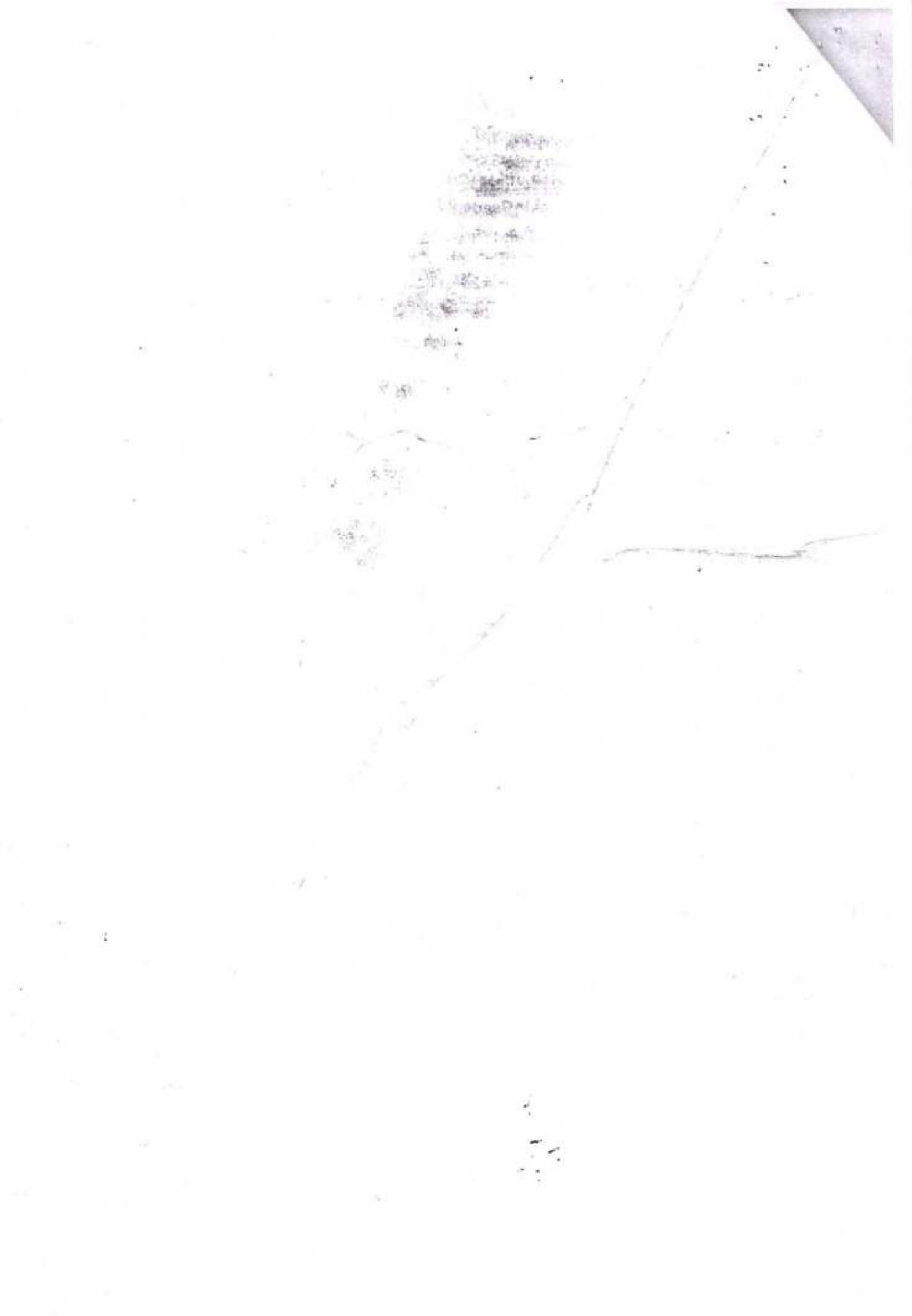
Rs. 163110/- is paid by the draft number 450164, Draft Date 26/12/2013, Bank Name State Bank of India, COMMERCIAL BR., ALIPORE, received on 27/12/2013



(Signature)
District Sub-Registrar-III
Alipore, South 24-Parganas
(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

27/12/2013 14:54:00

Endorsement Page 1 of 2





Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District: South 24-Parganas

Endorsement For Deed Number : I - 11185 of 2013
(Serial No. 11790 of 2013 and Query No. 1603L000022199 of 2013)

(Under Article : A(1) = 163064/- , E = 14/- , H = 28/- , M(b) = 4/- on 27/12/2013)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,48,24,890/-

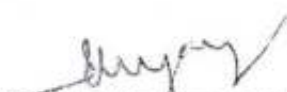
Certified that the required stamp duty of this document is Rs.- 1037762 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 1037762/- is paid , by the draft number 450162, Draft Date 25/12/2013, Bank : State Bank of India, COMMERCIAL BR., ALIPORE, received on 27/12/2013

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS




District Sub-Registrar-III
Alipore, South 24-Parganas
(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS



SIGNET MEDIA SERVICE PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 having its Registered Office at Subham Plaza, 100/2, B. T. Road, 1st floor, Room No. 04, Kolkata - 700 090, hereinafter referred to as the **PURCHASER** (which term or expression shall, unless excluded by or repugnant to the context include its successor or successors and permitted assigns) of the **SECOND PART**.

A N D

M/S TERRA FIRMA INVESTMENTS & TRADING PVT. LTD. a company incorporated under the Companies Act, 1956, having its Registered office at, Warden House, 340, J.J. Road, Mumbai 400 008, India, hereinafter referred to as the **"CONFIRMING PARTY"** (which term or expression shall, unless excluded by or repugnant to the context include its successor or successors and assigns) of the **THIRD PART**

A. WHEREAS Smt. Ila Das, Smt. Rekha Das, Smt. Sanghamitra Sen, Smt. Sutapa Das and Smt. Sujata Das were jointly the sole and absolute owners in respect of ALL THAT piece and parcel of land containing an area of 9 Bighas 16 Cottahs 14 Chittaks and 17 Sft. (equivalent to 13170 sq.mtr) more or less lying and situate at and being premises no. 104, Bidhan Nagar Road (formerly known as Ultadanga Main Road), P.S. Manicktolla, Kolkata - 700 067 and hereinafter referred to as the said land and premises which is more fully and particularly described in the **FIRST SCHEDULE** written hereunder.

B. AND WHEREAS by a registered Deed of Conveyance dated 8th December 1988 made between the said owners namely Ila Das & Ors. therein collectively referred to as the Vendors of the One Part and Terra Firma Investments & Trading (P) Ltd. therein referred to as the Purchaser of the Other Part duly registered at Registrar of Assurances, Kolkata in Book No. I, Volume No. I, Pages 86-115, Being No.12944 for the year 1988, the said Vendors for the consideration mentioned therein sold, transferred and conveyed the said land and premises unto and in favour of the said Terra FIRMA Investments & Trading (P) Ltd. the Confirming Party herein and therein referred to as the purchaser, free from all encumbrances, liens, lispendens, trusts, attachments whatsoever and howsoever.

C. AND WHEREAS thus the said Terra FIRMA Investments & Trading (P) Ltd. became the sole and absolute owner in respect of the said land and premises and intended to develop the said property.

D. AND WHEREAS the said Terra FIRMA Investments & Trading (P) Ltd. and Merlin Projects Ltd. entered into a partnership whereby and where under they jointly agreed to develop the said land and premises and form a partnership firm namely MERLIN TF LAKE VIEW, the Vendor herein and the said land and premises stood vested in the said partnership firm as capital contribution of the said Terra FIRMA Investments & Trading (P) Ltd.



NETT-7145

MERLIN TF LAKEVIEW

Authorized Signatory

JAGDISH PRASAD AGARWAL

Terra Firma Investments & Trading Pvt. Ltd.

[Signature]

Director

JAGDISH PRASAD AGARWAL



District Sub-Registrar-III
Alipore, South 24-Parganas

26 DEC 2013

Sardar Kumar Ran
S/O A.K. Ran
Alipore Police Court
6/1-27
Bun

E. AND WHEREAS thus the said Vendor became the sole and absolute Owner in respect of the said property and have been developing the said land and premises.

F. AND WHEREAS the building plan was approved by the Kolkata Municipal Corporation being B. S. No. 129 (BIII) dated 30.03.2007 and duly revised under B/08/III/08-09 dated 22.05.2008 and further revised under B/01/III/11-12 dated 12.04.2011 and obtained the Completion Certificate No. B/38/III/2011-12 dtd. 12.04.2011. The said complex is comprised of five blocks and out of which the front portion of ground floor and entire first floor has been sanctioned as commercial area of Block -I (Superior).

G. AND WHEREAS the Vendor reserves the right to acquire and develop the adjacent premises and have an integrated development by removing the boundary wall between the nearby premises. The Purchaser/s hereby accord their irrevocable consent for use of the passage, driveways of the said premises No. 104, Bidhannagar Road (formerly Ultadanga Main Road), Kolkata - 700 067 for egress and ingress to and from the main road to such neighbouring premises. Similarly, the occupants of premises No. 104, Bidhannagar Road (formerly Ultadanga Main Road), Kolkata - 700 067 will also have the right of use of passages, driveways through such neighbouring premises.

H. AND WHEREAS the Purchaser has taken thorough inspection of all papers and documents referred to hereinabove and have made all necessary searches and after having been fully satisfied about the right, title and interest of the Vendor and after having been fully satisfied in all respects, by an Agreement for Sale dated 29.03.2013, the Vendor has agreed to sell and the Purchaser has agreed to purchase ALL THAT Office Space more fully and particularly described in the SECOND SCHEDULE hereunder written and hereinafter referred to as the said property for and at a consideration more fully and particularly described in the THIRD SCHEDULE hereunder written and the right to use the common parts, portions, areas facilities and amenities more fully and particularly described in the FOURTH SCHEDULE hereunder written but subject to observing and performing the terms conditions, covenants and restrictions as contained in the FIFTH SCHEDULE hereunder written and also subject to making payments of proportionate cost, charges and expenses as mentioned in SIXTH SCHEDULE for the common repairs, maintenance and services, facilities and amenities in the said building to the Vendor and/or to the Association/Society upon its formation.

I. AND WHEREAS any terms or conditions, contrary to this Deed of Conveyance, agreed or offered orally and/or in writing or through brochure/media in between or among the parties hereto shall be deemed to have been waived, modified, rectified and / or amended and none of the parties has any claim of any nature whatsoever against each other.

NOW THIS INDENTURE WITNESSETH that in pursuance to the aforesaid Agreement and in consideration of the said sum Rs.1,28,60,000/- (Rupees One Crore Twenty Eight Lacs Sixty Thousand only) paid by the Purchaser to the Vendor herein, the receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to have received and of and



District Sub-Registrar-III
Alipore, South 24-Parganas

26 DEC 2013

from the same and every part thereof the Vendor doth hereby release acquit exonerate and discharge the Purchaser and the said property hereby conveyed and the Vendor doth hereby grant, sell, convey, transfer, assign and assure unto and to the use of the Purchaser ALL THAT Office Space being Unit No. 'F' & 'G' admeasuring 1442 sq. ft. (built-up area) on the 1st Floor of the multistoried building in Block No. 1 (Superior) and together with right to park one car in open parking space on the ground floor at Premises No.104, Bidhan Nagar Road (formerly known as Ultadanga Main Road), P. S. Manicktolla, Kolkata - 700 067, more fully and particularly described in the SECOND SCHEDULE hereunder written TOGETHER WITH undivided proportionate impartible share attributable to the said Office space in the said land as described in the FIRST SCHEDULE, (hereinafter referred to as the 'Said Property'), free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever and howsoever and together with right to use the common parts, portions, areas and facilities as mentioned in the FOURTH SCHEDULE hereunder written but subject to observing and performing the terms, conditions, covenants and restrictions as contained in the FIFTH SCHEDULE hereunder written and also subject to making payment of proportionate cost, charges and expenses as mentioned in the SIXTH SCHEDULE hereunder written and all rights, lights, liberties, easements, privileges, appendages, paths, passages, drains, sewers, water courses, structures, fixtures, tenements, premises and hereditaments belongings to or in any way appertaining to the said property and every part thereof or usually held or enjoyed therewith unto and to the use of the Purchaser herein absolutely and forever and the reversion or reversions, remainder or remainders and the rents issues and profits of and in connection with the said property and the Vendor doth hereby deliver possession of the said property unto the Purchaser and the Vendor doth hereby covenant with the Purchaser that NOTWITHSTANDING any act, deed, matter or thing by the Vendor and/or its predecessor-in-interest done, omitted, executed or knowingly or willingly permitted or suffered or has been party to any act or contract to the contrary, the Vendor hath good right, full power and absolute authority and indefeasible right, title and interest to grant, sell, transfer, convey, assign and assure the said property and every part thereof unto and to the use of the Purchaser absolutely and forever.

THAT the Vendor doth hereby further covenant with the Purchaser that the said property hereby granted, sold, transferred, conveyed, assigned or expressed or intended so to be and every part thereof is free from all encumbrances, attachments, liens, charges, lispendences and trusts whatsoever and howsoever without any manner or condition, use trust encumber or other things whatsoever to alter defeat encumber or make void the same and the Purchaser shall and will at all times hereafter possess and enjoy the said property and shall be entitled to claim, demand and shall receive all rents issues and profits thereof and therefrom without any lawful eviction, interruption or interference claims, demands whatsoever or howsoever from or by the Vendor or any other person or persons lawfully or equitably claiming through under or in trust for the Vendor and further that the Vendor shall and will at all times and from time to time hereafter at the request and costs of the Purchaser make, do, acknowledge, execute and register or cause to be made, done, acknowledged, executed and registered all such other and further acts deeds matters and things for further better and more



District Sub-Registrar-III
Alipore, South 24-Pargana

26 DEC 2019

perfectly assuring the said property and every part thereof unto and to the use of the Purchaser and the Vendor shall and will at all times hereafter indemnify save and keep the Purchaser indemnified against all actions, losses, claims, demands, liens, charges, dispendens, attachments, whatsoever or howsoever in respect of the said property in these presents.

THE FIRST SCHEDULE ABOVE REFERRED TO :
(The said land and premises)

ALL THAT the piece and parcel of land by admeasurement containing an area of 9 Bighas 16 Cottahs 14 Chittaks and 17 sq. ft. equivalent to 13,170 sq. mtrs. inclusive of pond area of 5634 sq. mtrs. (be the same a little more or less) within the limit of Kolkata Municipal Corporation being Premises No. 104, Bidhan Nagar Road (formerly Ultadanga Main Road), P. S. Manicktolla, Kolkata - 700067, District 24 Parganas (North) which is butted and bounded as follows: -

ON THE SOUTH : By Muraripukur Road & partly by Premises
No. 20, Muraripukur Road;
ON THE NORTH : By Ultadanga Main Road;
ON THE EAST : By Eastern Railway Lines and;
ON THE WEST : Partly by 105, Ultadanga Road.

THE SECOND SCHEDULE ABOVE REFERRED TO :
(The property hereby conveyed)

ALL THAT the Office Space being Unit No. 'F' & 'G' admeasuring 1442 sq. ft. (built-up area) on the 1st Floor of the Block No. 1 (Superior) more particularly shown in the layout map attached herewith with bordered in Red colour together with right to park one car in open parking space bearing No. C-9 of the premises more particularly shown in the layout sketched attached herewith bordered with red colour at the complex commonly known 'Merlin Lake View', at Premises No.104, Bidhan Nagar Road (formerly known as Ultadanga Main Road), P. S. Manicktolla, Kolkata - 700 067 within the jurisdiction of the Kolkata Municipal Corporation under Ward No.32, along with right to use common parts, portions, areas and facilities and together with impartible, proportionate undivided share of land beneath the said Building attributable to the said Office Space.

THE THIRD SCHEDULE ABOVE REFERRED TO
[Consideration]

For the Office space together
with right to park one car in the
open parking space.

Rs.1,28,60,000/-

Total: Rs.1,28,60,000/-

(Rupees One Crore Twenty Eight Lacs Sixty Thousand) only.



District Sub-Registrar-III
Alipore South 24 Parganas

26 DEC 2019

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Common Parts And Facilities)

1. The Entrance Lobby.
2. Overhead and Underground Water Reservoirs, Water Pump and the Distribution Pipes.
3. Electrical wirings and fittings and fixtures for lighting, lobbies and other common portions and for operating pump and other equipments meant for common use.
4. The outer walls of the building including all projections and elevation. The boundary walls and the main gates but the Vendor shall have the exclusive right to allow advertisement and/or to fix/install neon sign etc. on the outer wall.
5. The driveways on the ground floor excluding areas meant or intended for parking of cars and for other specified purposes
6. Electric meter room, Generator Room, Transformer Space and spaces for other facilities and purposes as may be provided by the Vendor for common use.
7. Access to the roof and/or Terrace on the top of the new building only for the purpose of installation of VSAT if any.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(Purchaser's Covenants, Conditions, Stipulations And Restrictions)

1. That the Purchaser shall not do any act, deed or thing whereby the construction or development of the said building or property is in any way hindered or impended with nor shall the Purchaser in any way commit breach of any of the terms and conditions herein contained.
2. That the Purchaser shall not cause any obstruction or interruption in the construction and completion of the said building or any part of the said building or any other parts of the Said Land nor shall claim any right whatsoever on or over the neighboring or adjacent unit/flat/showroom or any other area in the said building and/or the said land.
3. That all amounts which shall become due and payable to the Vendor by the Purchaser as mentioned herein hereunder shall be and remain a charge on the Purchaser's entire right title and interest in the said Office Space.
4. That the Purchaser shall observe and perform rules regulations, bye laws, restrictions framed from time to time by the Vendor and/or Holding Organization / Association for common purposes.



District Sub-Registrar-III
Alipore, South 24-Parganas

26 DEC 2014

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Common Parts And Facilities)

1. The Entrance Lobby.
2. Overhead and Underground Water Reservoirs, Water Pump and the Distribution Pipes.
3. Electrical wirings and fittings and fixtures for lighting, lobbies and other common portions and for operating pump and other equipments meant for common use.
4. The outer walls of the building including all projections and elevation. The boundary walls and the main gates but the Vendor shall have the exclusive right to allow advertisement and/or to fix/install neon sign etc. on the outer wall.
5. The driveways on the ground floor excluding areas meant or intended for parking of cars and for other specified purposes.
6. Electric meter room, Generator Room, Transformer Space and spaces for other facilities and purposes as may be provided by the Vendor for common use.
7. Access to the roof and/or Terrace on the top of the new building only for the purpose of installation of VSAT if any.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(Purchaser's Covenants, Conditions, Stipulations And Restrictions)

1. That the Purchaser shall not do any act, deed or thing whereby the construction or development of the said building or property is in any way hindered or impended with nor shall the Purchaser in any way commit breach of any of the terms and conditions herein contained.
2. That the Purchaser shall not cause any obstruction or interruption in the construction and completion of the said building or any part of the said building or any other parts of the Said Land nor shall claim any right whatsoever on or over the neighboring or adjacent unit/flat/showroom or any other area in the said building and/or the said land.
3. That all amounts which shall become due and payable to the Vendor by the Purchaser as mentioned herein hereunder shall be and remain a charge on the Purchaser's entire right title and interest in the said Office Space.
4. That the Purchaser shall observe and perform rules regulations, bye laws, restrictions framed from time to time by the Vendor and/or Holding Organization / Association for common purposes.



District Sub-Registrar-III
Alipore, South 24-Pargana

26 DEC 2014

5. That the Purchaser shall pay all costs incurred by the Association/Vendor for complying with the statutory requirements in respect of the said building and all other statutory dues payable in respect of the said building and the land and all litigation expenses incurred for the common purposes.
6. That the Purchaser shall make all deposits and shall pay all expenses incurred for electricity and other utilities consumed in relating to the said Office Space.
7. That the Purchaser shall make the said payments and/or deposits within a period of 7 days of the month for which the same be due in case of monthly payment and otherwise within 7 (seven) days of the Vendor's and/or the Holding Organization's demand.
8. The Purchaser shall pay to the Vendor, proportionate amount of costs, charges and expenses as mentioned in the SIXTH SCHEDULE hereunder written for the maintenance of the common portions and facilities irrespective of the fact whether the said services has been used or not by the purchaser.
9. That all rates and taxes of whatsoever nature levied on the said Office Space shall be borne, paid and discharged by the purchaser and until the said Office Space is separately assessed the purchaser shall pay the proportionate rates and taxes of whatsoever nature under any Act to the Vendor who shall pay the same to the concerned authorities.
10. In case the Vendor is assessed for any Sales Tax/ Service Tax and / or other statutory dues, the Purchaser(s) shall be liable to bear the same and shall pay and discharge the same immediately. In default, the said Office Space shall remain a charge on account of the said liability and the same may be attached.
11. If any addition or alteration or changes is required to be done relating to the said building at the instance of the Government, Municipality or any other public or statutory authority or the architect and/or holding organization and/or society the same shall be carried out by the Purchaser at their own cost in cooperation with the other occupiers. The Purchaser shall, at their own cost, maintain the said Office Space in good condition, state and order and shall abide by all rules and regulations and bye-laws of the Government, Municipality and/or other authorities and local bodies including those as may be framed by the Vendor and/or the Holding Organization and/or Society.
12. That the Purchaser shall at all times permit the Vendor/Association with or without its engineer and workmen during reasonable hours to enter into upon the said Office Space and all other portions of the building for the purpose of making, repairing rebuilding and for any other purpose as may be deemed necessary by the Vendor/Association.



District Sub-Registrar-III
Alipore, South 24-Parganas
26 DEC 2019

13. That the Purchaser shall not:

- i) Change the nature and character of the Office Space by shifting or demolishing the interior walls, pantry bath and privy.
- ii) Claim any interest on the amounts of sinking fund nor shall ask for adjustment of any liability of the Purchaser including liability for maintenance charges, electricity or taxes from the said sinking fund and the said sinking fund (after adjustment at the sole discretion of the Vendor) shall be transferred without any interest to the Association to be formed by the Vendor.
- iii) Use the said Office Space in such manner or commit any act which may in any manner cause nuisance or annoyance to the Buyers and/or owners and/or occupiers of the units in the said building and/or the neighboring properties.
- iv) Use the said Office Space or permit the same to be used for any purpose other than the purpose for which the same is meant and has been sanctioned by the Corporation and/or other authorities.
- v) Allow the storage of any goods, articles or things in the staircase, lobbies or other common parts of the said building or any portion thereof.
- vi) Shift or cause to be shifted any window and shall not open any new/additional windows without the consent in writing of the Vendor.
- vii) Bring or keep or store any inflammable or combustible goods, articles and things in or upon the said Office Space.
- viii) Decorate the exterior of the said Office Space otherwise than in the manner the said Office Space will be delivered.
- ix) Display or put up any neon sign or other sign board on the outer walls of the said Office Space or any part of the said building without the consent of the Vendor / Association in writing, save and except the purchaser can use the signage space as per plan annexed herewith, demarcated and delineated in colour Red.
- x) Prevent or obstruct the Vendor / Association from erecting hoarding or other boards on the outer walls or roof of the said building.
- xi) Throw or accumulate or permit the throwing or accumulating of any dirt, rubbish or other refuses in the said Office Space or in any portion of the said building.
- xii) Claim partition or sub-division of the said land or the common parts of the said premises and/or the said building.



District Sub-Registrar-III
Alipore, South 24-Parganas

26 DEC 2019

- xiii) Carry on any obnoxious, nuisance, offensive, illegal or immoral trade or activities in the said Office Space or in any portion of the said building including the common parts.
- xiv) Use and permit the said Office Space to be used for any Hotel, Nursing Home, Brothel, Manufacturing or Processing Work, Hobby Center or Guest House.
- xv) Paint on the outer grills, windows, doors and verandah with any other color except the color as recommended by the Vendor to have a better look in the entire building and premises.
- xvi) Change the design or look of grills and windows in the said Office Space.
- xvii) In case the Purchaser has acquired any right to park cars -
 - a) That the Purchasers shall not be entitled to make any construction of any nature whatsoever in and around the said car parking space and shall not cover the same and/or make any boundary wall there at.
 - b) That the said car parking space shall only be used for parking the car and not for any other purpose whatsoever.
 - c) That the Purchasers shall not be entitled to sell, assign and transfer the said car parking right and/or allow any other outsider to use and occupy the said car parking space SAVE AND EXCEPT to a person or persons who own the flats/shops/offices/units in the said building.

THE SIXTH SCHEDULE ABOVE REFERRED TO
(Common Expenses)

1. The expenses for maintenance, operating, white washing, painting, repairing, changing or replacing or shifting, redecorating, cleaning and lighting all the common portions including generator, if any, the outer walls of the building, parking spaces, boundary walls, roof, main gate and all other spaces for common use.
2. The expenses for maintenance, cleaning, changing replacing and/or shifting all types of pipe connections and other services under the building to be used for common purposes.
3. The expenses for supplying, providing purchasing, maintaining, renewing, replacing, repairing and keeping in good and serviceable order and condition all appurtenances fixtures and fittings, bins, receptacles, tools, appliances, materials and other things which the Association may deem desirable or necessary for the maintenance upkeep or cleanliness of the building.



District Sub-Registrar-III
Alipore, South 24 Parganas

26 DEC 2012

4. The cost of running generator, if any, and its repairing and replacement of the same or any part thereof as may be required from time to time.
5. The cost of periodically inspecting, servicing, maintaining and insuring (save in so far as insured under other provisions hereto) the stand by generator, if any, electrical and mechanical equipments and other apparatus, plants and machinery in the building.
6. The cost of supply of electricity, gas, oil and fuels for all purposes in connection with the common parts and the provisions of services referred to herein.
7. The cost of employing such staff as durwans, sweepers and other staffs on pay roll or on contract basis as the Association may in its absolute discretion deem necessary for the performance of the duties and services in and about the building. The said duties and services and all other incidental expenditure in relation to such employment (including but without limiting the generality of such provisions), the payment of the statutory and such other insurance health pension welfare and other payments contribution taxes and premiums and the cost of entering into any contract for carrying out of all or any of the said duties and services that the Vendor/Association may at its absolute discretion deem desirable or necessary and the provisions of uniform working clothes tools appliances cleaning and other materials and equipments for the proper performance of their duties and for the general management security maintenance and cleanliness of the building and all parts thereof.
8. The cost of maintaining corridors, common lights and its electricity consumption charges.
9. All rates, charges, assessments, impositions and other outgoings payable by the Association in respect of all parts of the building not exclusively or ordinarily occupied by the Purchaser or any person claiming through including residential accommodation for caretakers, engineers and other staff employed in connection with the building and any water rates paid by the Association in respect of the said building.
10. All costs incurred by the Vendor/Association for complying with the statutory requirements in respect of the building and all other statutory dues payable in respect of the said building and the land and all litigation expenses incurred for the common purposes.
11. All or any other expenses incurred by the Association and/or the Vendor for services provided by the Association and/or the Vendor from time to time and at all times for common purposes and not expressly mentioned herein save those exempted under these presents.



District Sub-Registrar-III
Alipore, South 24-Parganas

26 DEC 2019

12. All other expenses for maintaining, repairing, changing, replacing, shifting redecorating cleaning etc. as may be incurred by the Association for common parts portions and facilities.

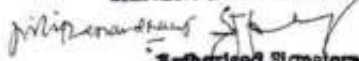
13. All premium/charges and expenses for insurance of land, building and other common parts and equipments including generator etc. (if any).

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the date month and year first above written.

SIGNED SEALED AND DELIVERED BY
THE VENDOR ABOVE NAMED
AT KOLKATA IN THE PRESENCE OF:

- 1) Gauram Roy
- 2) Manish Jha

MERLIN TF LAKEVIEW

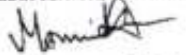

Authorized Signatory

(VENDOR)
(PAN NO. AAQFM4132R)

SIGNED SEALED AND DELIVERED BY
THE PURCHASER ABOVE NAMED AT
KOLKATA IN THE PRESENCE OF:

- 1) Gauram Roy
- 2) Manish Jha

SONET MEDIA SERVICE EMT. LTD.


Director

(MOUMITA DAS)

PAN NO. - AAMB50312C

(PURCHASER)

SIGNED SEALED AND DELIVERED BY
THE CONFIRMING PARTY ABOVE NAMED
AT KOLKATA IN THE PRESENCE OF:

- 1) Gauram Roy
- 2) Manish Jha

22, PRINCE ANWAR SHAH ROAD
KOLKATA-700 033

Terra Firma Investments & Trading Pvt. Ltd.


Director

JAGDISH PRASAD AGARWAL
(CONFIRMING PARTY)
(PAN NO. AABCT8495Q)



District Sub-Registrar-III
Alipore, South 24-Parganas
26 DEC 2014

Memo of Consideration


Received the aforementioned sum of Rs.1,28,60,000/- (Rupees One Crore Twenty Eight Lacs Sixty Thousand only) as full consideration and/or price for sale of the said Office Space from the Purchaser.

MERLIN TF LAKEVIEW

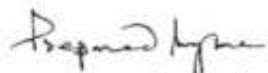
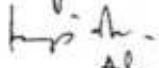

Authorized Signatory

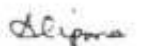
(Vendor)

Witnesses:

1. 
(S. Mahanta)
22, Acharya
Kolkata

2. 
22, PRINCE ANWAR ROAD
KOLKATA-700 033

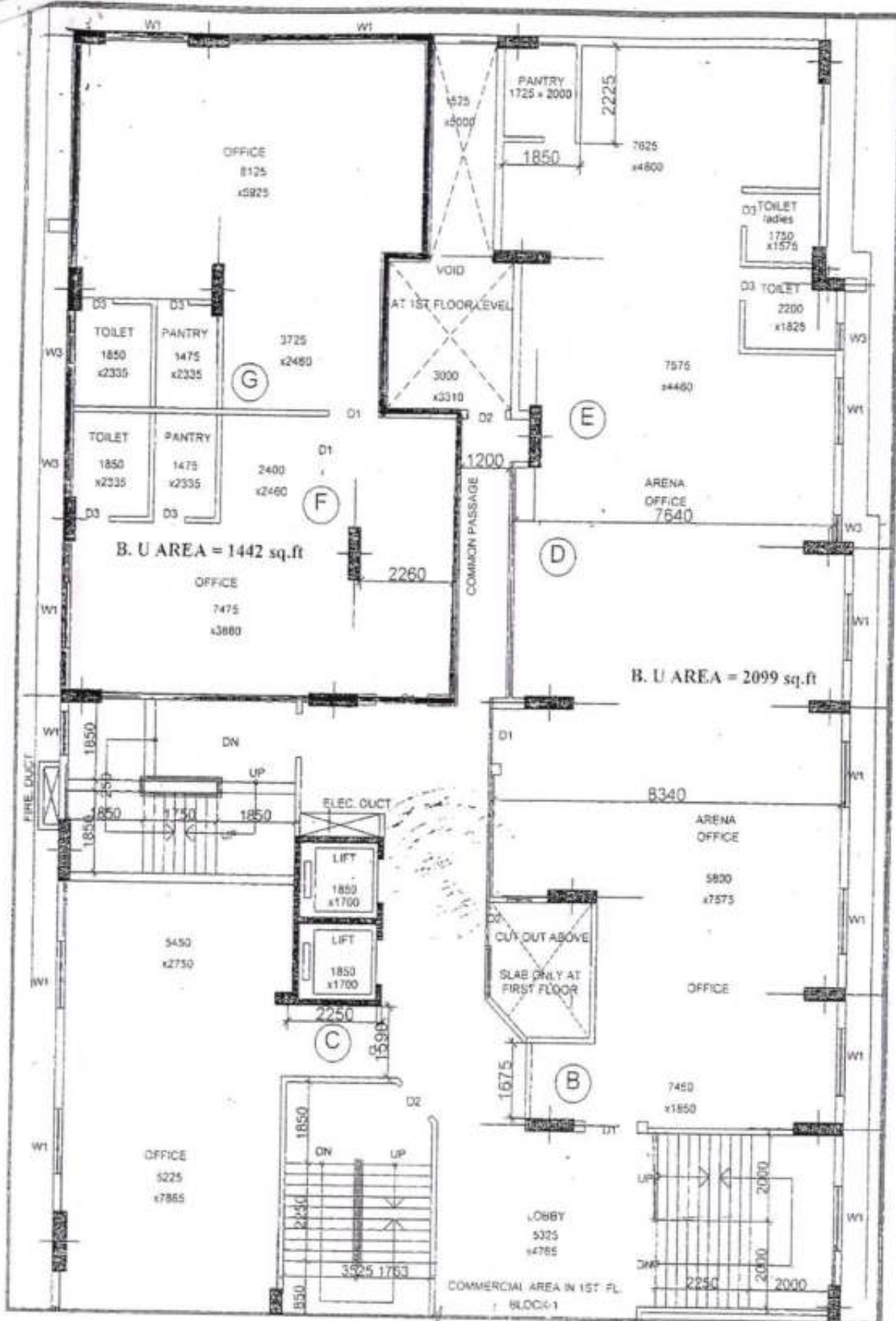


Adl.

 palin Cut
Kolkata



District Sub-Registrar-III
Alipore, South 24 Parganas

26 DEC 2019



MERLIN TF LAKEVIEW

Authorized Signature

Ferra Firma Investments & Trading Pvt. Ltd.

Director

UNIT NO: F2G
FLOOR: 1ST
BLOCK: I (SUPERIOR)

SIGNET MEDIA SERVICE PVT. LTD.

Director



District Sub-Registrar-III
Alipore, South 24-Parganas

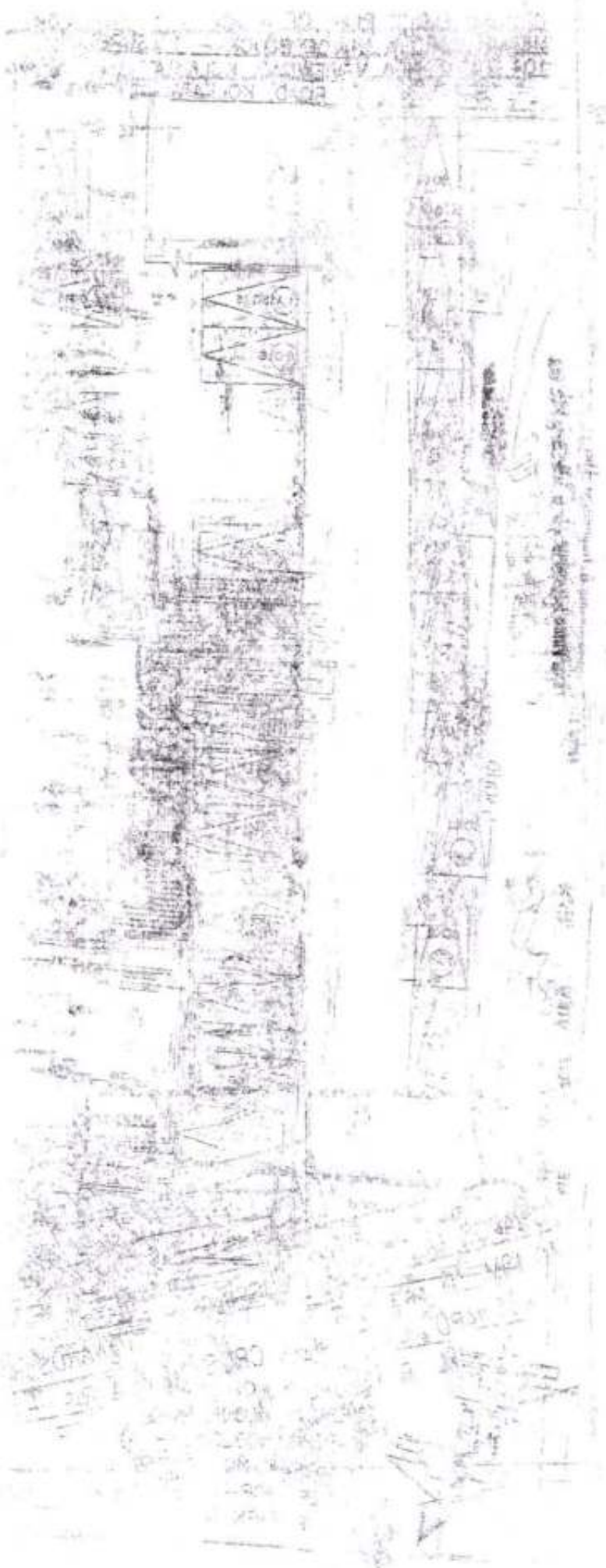
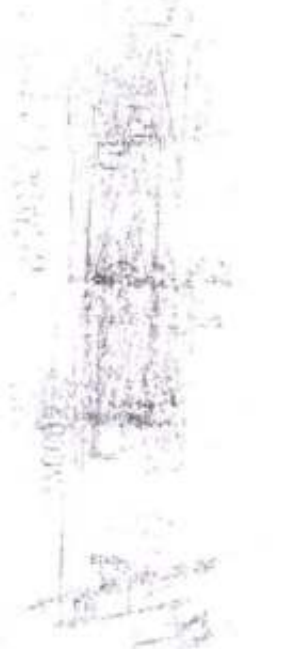
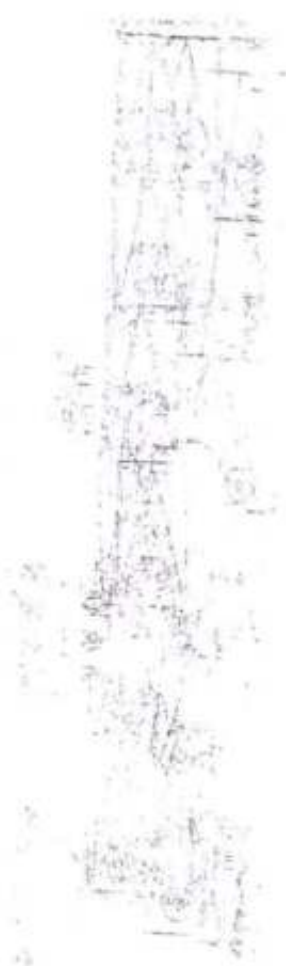
26 DEC 2019



District Sub-Registrar-III
Alipore, South 24-Parganas

26 DEC 2015

2015



GROUND FLOOR PLAN OF BLOCK - 1 (SUPERIOR) AT
WARD 105, BIDHAN NAGAR
TOWARDS TADANGA MAIN ROAD, KOLKATA

Green Plaza Investments & Trading Pvt. Ltd.

MERLON TR LANEVIEW

Director

18720

53000





District Sub-Registrar-III
Alipore, South 24-Parganas

26 DEC 2021

GROUND FLOOR PLAN OF BLOCK - 1 (SUPERIOR) AT
 MERLIN WARDEN LAKEVIEW
 104, ULTADANGA MAIN ROAD, KOLKATA

Keira Fama Investments & Trading Pvt. Ltd.

MERLIN TF LAKEVIEW

Mithun Chandra
 Authorised Signatory.

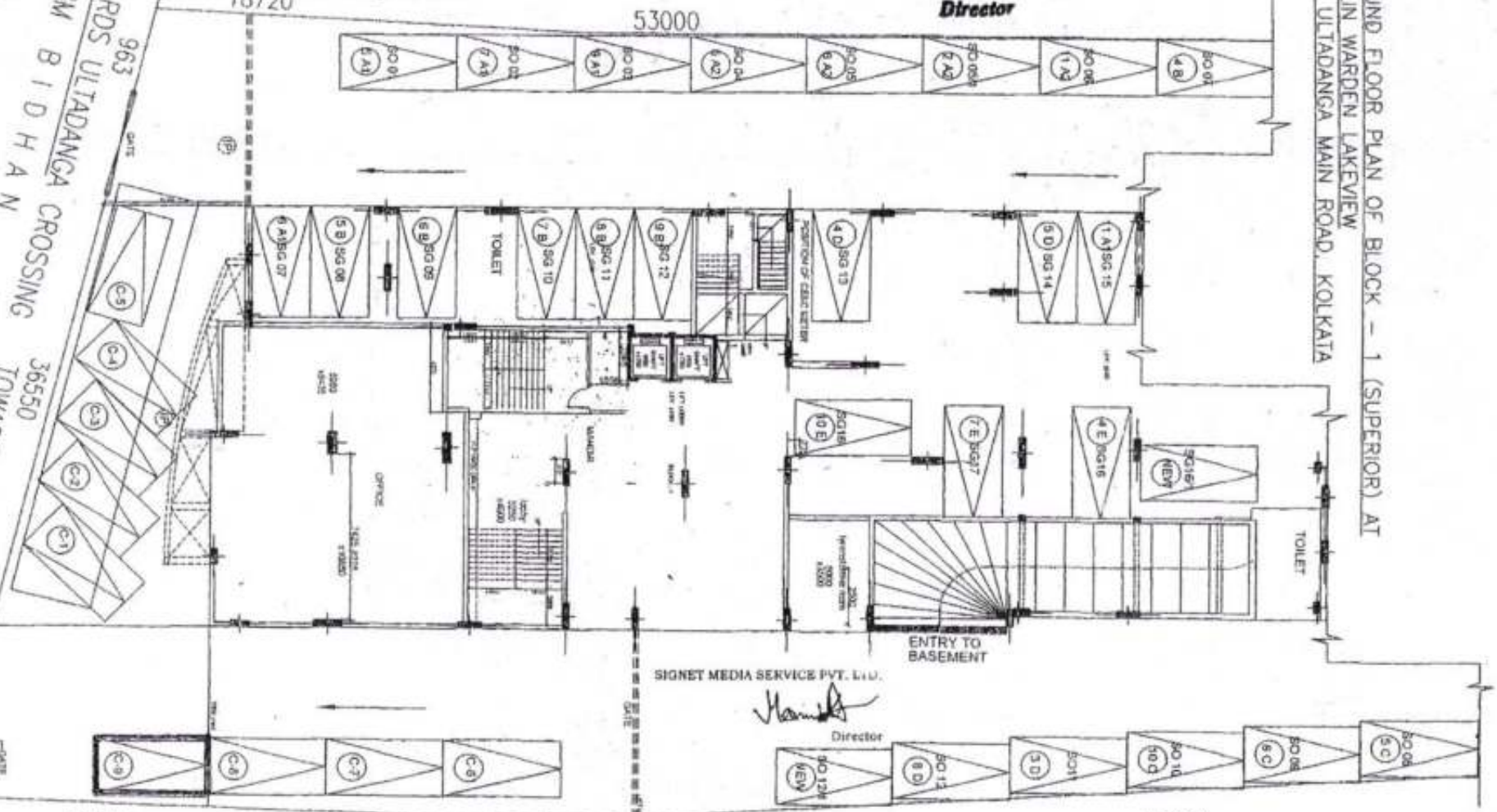
[Signature]
 Director



TOWARDS ULTADANGA CROSSING
 30.48M
 BIDHAN NAGAR ROAD

GROUND FLOOR PLAN
 SUPERIOR (BLOCK - 1)
 CAR PARK NO. : C-9

TOWARDS KHANNA CINEMA HALL











PRE. 105, BIDHAN NAGAR ROAD














District Sub-Registrar-III
Alipore, South 24-Parganas

26 DEC 2012

		Thumb	1st finger	mid fingure	ring finger	small finger
 <i>Dilip Choudhary</i>	left hand					
	right hand					












Name: DILIP CHOUDHARY

Signature: *Dilip Choudhary*

		Thumb	1st finger	mid fingure	ring finger	small finger
 <i>Jagdish Prasad Agarwal</i>	left hand					
	right hand					

Name: JAGDISH PRASAD AGARWAL

Signature: *Jagdish Prasad Agarwal*

		Thumb	1st finger	mid fingure	ring finger	small finger
 <i>Moumita Das</i>	left hand					
	right hand					

Name: MOUMITA DAS

Signature: *Moumita Das*

		Thumb	1st finger	mid fingure	ring finger	small finger
PHOTO	left hand					
	right hand					

Name:

Signature:



District Sub-Registrar-III
Alipore, South 24-Parganas

26 DEC 2019

2019